

Economic Indicators

Loudoun County, Virginia

July 2001

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change
New Residential Construction					
New Residential Units Permitted	June 2001	624	3,400	3,565	-4.6%
Single Family Detached Units Permitted	June 2001	172	1,117	1,675	-33.3%
Single Family Attached Units Permitted	June 2001	252	1,042	1,208	-13.7%
Multifamily Units Permitted	June 2001	200	1,241	682	82.0%
<i>Source: Loudoun County Department of Building and Development</i>					
New Nonresidential Construction					
Office SF Permitted	June 2001	413,101	2,116,255	2,885,512	-26.7%
Flex/Industrial SF Permitted	June 2001	53,056	510,431	792,885	-35.6%
Retail SF Permitted	June 2001	126,934	736,658	1,190,231	-38.1%
Other SF Permitted	June 2001	162,819	249,969	196,967	NA
Taxable SF Permitted	June 2001	70,292	619,197	705,429	-12.2%
Nontaxable SF Permitted	June 2001	413,101	1,610,726	2,637,900	-38.9%
Total Value Nonresidential Construction	June 2001	0	505,529	247,612	104.2%
Value of New Buildings	June 2001	\$29,967,983	\$169,535,441	\$180,857,562	-6.3%
Value of Alterations/Additions	June 2001	\$21,368,011	\$128,649,596	\$160,294,705	-19.7%
Value of Route 28 Permitted Construction	June 2001	\$8,599,972	\$40,885,845	\$20,562,857	98.8%
Route 28 Taxing District SF Permitted	June 2001	189,531	976,050	2,199,385	-55.6%
Value of Route 28 Permitted Construction	June 2001	\$20,459,274	\$77,802,092	\$104,334,305	-25.4%
<i>Source: Loudoun County Department of Building and Development</i>					
Housing Sales					
Single Family Detached	March 2001	700	1,771	1,659	6.8%
Single Family Attached	March 2001	292	788	855	-7.8%
Condominium	March 2001	322	752	677	11.1%
	March 2001	86	231	127	81.9%
<i>Source: Loudoun County Department of Financial Services</i>					
Washington Dulles International Airport					
Total Passengers	April 2001	1,643,488	5,785,635	6,422,700	-9.9%
International Passengers	April 2001	333,964	1,159,361	1,108,179	4.6%
Total Freight (metric tonnes)	April 2001	29,615	120,969	125,215	-3.4%
<i>Source: Metropolitan Washington Airports Authority</i>					
Taxable Sales (000s)					
	1st Quarter 2001	\$543,409	\$543,409	\$514,568	5.6%
<i>Source: Virginia Department of Taxation</i>					

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Average Housing Prices	March 2001	\$278,897	\$278,445	\$253,692	9.9%
Single Family Detached	March 2001	\$386,129	\$366,526	\$322,225	19.8%
Single Family Attached	March 2001	\$218,935	\$221,515	\$194,902	12.3%
Condominium	March 2001	\$139,318	\$130,040	\$129,190	7.8%

Source: Loudoun County Financial Services

At Place Employment					
Employees	4th Quarter 2000	91,573	87,046	81,389	12.5%
New Jobs (over previous period)	4th Quarter 2000	4,527			
Establishments	4th Quarter 2000	4,840	4,565	4,356	11.1%
New Businesses (over previous period)	4th Quarter 2000	275			
Gross Wages (millions)	4th Quarter 2000	\$999	\$933	\$912	9.5%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	May 2001	110.1	109.7	106.7	3.2%
US-All Urban Consumers (1982-84=100)	May 2001	177.7	176.9	171.5	3.6%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	May 2001	100,297	99,339	93,887	6.8%
Northern Virginia	May 2001	1,284,310	1,273,961	1,209,869	6.2%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	May 2001	2.0	1.5	0.9	122.2%
Northern Virginia	May 2001	1.7	1.3	1.2	41.7%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	April 2001	107.9	110.1	110.0	-1.9%
Current Index (1987=100)	April 2001	114.8	115.9	115.5	-0.6%

Source: Metropolitan Council of Governments

Non-Residential Vacancy					
Total	2nd Quarter 2001	14.1%	8.1%	5.2%	171.2%
Office	2nd Quarter 2001	15.1%	9.2%	5.1%	196.9%
Flex	2nd Quarter 2001	22.6%	12.1%	9.7%	133.5%
Industrial	2nd Quarter 2001	4.8%	3.5%	1.7%	177.5%

Source: Realty Information Group